

176.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

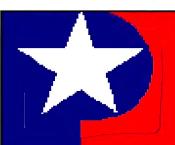
749,600 / 749,600

USE VALUE:

749,600 / 749,600

ASSESSED:

749,600 / 749,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: THOMAS JEREMY	
Owner 2: THOMAS CECILE	
Owner 3:	

Street 1: 40 KILSYTHE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: INGLIS ADAM & ELIZABETH -

Owner 2: -

Street 1: 40 KILSYTHE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8020		Sq. Ft.	Site		0	70.	0.82	6									462,420						462,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8020.000	287,200		462,400	749,600		118205
							GIS Ref
							GIS Ref
							Insp Date
							03/03/17

PREVIOUS ASSESSMENT								Parcel ID	176.0-0004-0006.0	!13743!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	287,200	0	8,020.	462,400	749,600		Year end	12/23/2021	
2021	101	FV	278,700	0	8,020.	462,400	741,100		Year End Roll	12/10/2020	
2020	101	FV	278,700	0	8,020.	462,400	741,100	741,100	Year End Roll	12/18/2019	
2019	101	FV	228,900	0	8,020.	455,800	684,700	684,700	Year End Roll	1/3/2019	
2018	101	FV	228,900	0	8,020.	350,100	579,000	579,000	Year End Roll	12/20/2017	
2017	101	FV	199,100	0	8,020.	330,300	529,400	529,400	Year End Roll	1/3/2017	
2016	101	FV	199,100	0	8,020.	303,900	503,000	503,000	Year End	1/4/2016	
2015	101	FV	187,700	0	8,020.	284,100	471,800	471,800	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
INGLIS ADAM & E	69242-115		5/5/2017			677,000	No	No							
FOLEY PATRICK T	57079-436		6/30/2011			494,900	No	No							
CROSS JAMES/ETA	27709-508		9/26/1997			220,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/24/2001	795	Re-Roof	5,800	C					1/30/2018	SQ Returned	MM	Mary M					
									3/3/2017	Meas/Inspect	DGM	D Mann					
									7/2/2012	External Ins	BR	B Rossignol					
									10/21/2008	Meas/Inspect	189	PATRIOT					
									1/13/2000	Mailer Sent							
									1/5/2000	Measured	276	PATRIOT					
									7/16/1993		KT						

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1	Rating: Good		A Bath: 1	Rating:	OF=SINK IN BMT..															
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			A 3QBth: 1	Rating:																
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating:																
Frame: 1 - Wood				A HBth: 1	Rating:																
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Average																
Sec Wall: 1	%																				
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: GREEN																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1															
Year Blt: 1927	Eff Yr Blt:			A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Alt LUC:		Alt %:		Frl: 1	Rating:	Other															
Jurisdct:		Fact: .		WSFlue: 1	Rating:	Upper															
Const Mod:						Lvl 2															
Lump Sum Adj:						Lvl 1															
						Lower															
						Totals	RMs: 6	BRs: 3	Baths: 1	HB											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SKETCH					
Avg Ht/FL: STD				Location: 1																	
Prim Int Wal 2 - Plaster				Total Units: 1																	
Sec Int Wall: 1	%			Floor: 1																	
Partition: T - Typical				% Own: 1																	
Prim Floors: 3 - Hardwood				Name: 1																	
Sec Floors: 1	%																				
Bsmnt Flr: 12 - Concrete																					
Subfloor: 1																					
Bsmnt Gar: 1																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100		% AC: 1																			
Solar HW: NO		Central Vac: NO																			
% Com Wal		% Sprinkled																			
MOBILE HOME				Make: 1	Model: 1	Serial # 1	Year: 1	Color: 1													
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0004-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				